



TOWNSHIP OF WEST ORANGE

66 MAIN STREET, WEST ORANGE, N.J. 07052

Department of Planning and Development

SUSAN McCARTNEY

Mayor

Tel: (973) 325-4108

DIANA L. CHANDLER

Zoning Board Secretary

Email: zoningboard@westorange.org

*Philip D. Neuer, Chairperson
Brent D. Scott, Vice-Chairperson
William Michael Barbee
Laurence Cohen
Robin Miller
Irv Schwarzbbaum
Alice Weiss
Mark Sussman (Alt.)
Michael Dannemiller (Alt.)
Tal Ben-Zvi (Alt.)
Todd Dubovy (Alt.)*

*Savo, Schalk, Corsini, Warner, Gillespie, O'Gradnick & Fisher PA, Board Attorney
Nishuane Group, Consulting Planner
John J. Hess, PE, PP, Consulting Engineer
Geniece Gary-Adams (Director of Planning & Development/Zoning Official)
Zayibeth Carballo, Municipal Engineer*

AGENDA

TOWNSHIP OF WEST ORANGE

ZONING BOARD OF ADJUSTMENT SPECIAL MEETING

July 31, 2025

7:00 P.M.

Will be held virtually

Join from PC, Mac, iPad, or Android:

<https://us02web.zoom.us/j/86812093388?pwd=qWoEMJhy2bo1rx7iaAUVa1EcWv4RD2.1>

Webinar ID: 868 1209 3388; Passcode: 779755; Dial in: 646 931 3860

(Draft agenda is subject to change. For those persons having technical difficulties, please call 973-325-4109 or 973-325-4133.)

A. NOTICE

Notice of this meeting was given to the Township Clerk, the West Orange Chronicle and the Star Ledger, and posted on the Township Bulletin Board in accordance with the "Senator Byron M. Baer Open Public Meetings Act."

B. PLEDGE OF ALLEGIANCE

C. OPENING STATEMENT

D. ROLL CALL

E. ANNOUNCEMENTS

- Future Meetings: August 21, 2025 (Regular Meeting)
September 18, 2025 (Regular Meeting)
October 16, 2025 (Regular Meeting)

F. SWEARING IN

- Township Professional(s).

G. APPLICATIONS

1.) ZB-24-12 – LS SB Canterbury/Zinnia Health (Carried from 5/15/2025)

33 Mount Pleasant Avenue

Block: 88; Lot: 26

Application for Appeal of Action of Zoning Officer and D Variance

[ltr-Diane-Chandler-encl-application-package-9624](#)

[Ltr-Diane-Chandler-Zimmerman-enc-documents-91224](#)

[ZB-24-12-Zinnia-Health-LLC---Email](#)

[Survey](#)

[33-Mount-Pleasant-Ave-ZB-24-12--Planning-Review--October-28-2024](#)

[9-27-2024-email-of-no-Engineering-Review-from-Matrix-RE -ZB-24-12-Zinnia-Health-LLC-33-Mount-Pleasant-Avenue](#)

[Applicant Planning-Report---Zinnia-Health---West-Orange-NJ](#)

[Applicant Notice-package-11824](#)

[Ltr-fm W. Sullivan Esq to Chair P-Neuer rcd 1-6-2025 \(re relevant principles of law\) 2014 - Stigma-Free-Resolution \(rcd 1-6-2025\)](#)

[33-Mt-Pleasant-Photos \(rcd 1-6-2025\)](#)

[Ltr-fm W. Sullivan Esq to D-Chandler-enc-photographs- \(rcd 1-6-2025\)](#)

[Ltr fm M. Dolan Esq to A. Fisher Esq re-adjourment req \(dated and rcd 1-14-2025\)](#)

[Ltr fm W. Sullivan Esq to P. Neuer Esq \(Chair\) re-adj rqt fm M. Dolan Esq \(rcd 1-15-2025\)](#)

[Ltr fm M. Dolan Esq to D. Chandler re Zinnia Health Objection w. Exs \(rcd 2-3-2025\)](#)

[Ltr fm W. Sullivan Esq to P. Neuer \(Chair\) re M. Dolan submission \(rcd 2-4-2025\)](#)

[Planning-Exhibits-A-1-to-A-11-Dated-2-13-25-Rcd-2-18-25](#)

[Corporate-Disclosure-rcd-4-7-2025](#)

2.) ZB-22-13 MPB Realty (470 Eagle Rock Avenue) (Carried from 6/12/2025)

Block: 153; Lot:38; Zone:B-2

470 Eagle Rock Avenue

Preliminary & Final Major Site Plan

[Photo of the Property](#)

[Photo of the Property](#)

[Photo of the Property](#)

[Photo of the Property](#)

[Photo of the Property](#)

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[Photo of the Property](#)

[Photo of the Property](#)

[ZB-22-13-2023-04-05-Traffic-Impact-Study---Rev-1](#)
[ZB-22-13-2023-04-06-Twp-Resubmission-Letter](#)
[ZB-22-13-Acoustal-Evaluation](#)
[ZB-22-13-Architectural-Plans---Popeyes-Sonic-West-Orange---Eagle-Rock](#)
[ZB-22-13-Combined-Site-Plan](#)
[ZB-22-13-Combined](#)
[ZB-22-13-Transmittal---00003](#)
[ZB-22-13--2023-03-Drainage-Statement](#)
[ZB-22-13-2023-04-Tree-Removal-Report](#)
[2023-06-30-Solid-Waste-Management-Plan](#)
[2023-07-06-TRAFFIC-IMPACT-STUDY](#)
[2023-07-07---Required-Regulatory-Approval-List](#)
[2023-07-07-Affidavit-of-Ownership](#)
[2023-07-07-Fast-Food-Summary](#)
[2023-07-10-Twp-Resubmission-Letter](#)
[Combined-Arch-Plans](#)
[Road-Vacation-Bk-12175-Pg-2396](#)
[Site-Plan_Rev3](#)
[Transmittal---00005](#)
[470-Eagle-Rock-Avenue-West-Orange Revised-Planning-Report 07072023](#)
[2023-06-Drainage-Statement](#)
[2023-06-Tree-Removal-Report](#)
[2023-06-West-Orange---EIS](#)
[2023-06-28-Acoustical-Evaluation](#)
[2023-06-OM-Manual](#)
[2023-07-07---Variance--Waiver-List](#)
[470-Eagle--EIS-06-2024](#)
[470-Eagle--Filing-App-to-ZBA-8-12-24](#)
[470-Eagle--Planning-Report-8-2-24](#)
[70-Eagle--Site-Plan-6-7-24](#)
[470-Eagle--TIS-6-4-24](#)
[470-Eagle--Tree-Removal-Report-06-2024](#)
[470-Eagle--Waste-Management-Plan-6-7-24](#)
[470-Eagle--Acoustical-Report-6-17-24](#)
[470-Eagle--Arch-6-12-24](#)
[470-Eagle--Drainage-Reports-06-2024](#)
[470-Eagle--Executed-Revised-ZBA-Package](#)
[PB-97-18-Fan-and-Jade-Inc](#)
[ZB-22-13-MPB-REALTY---RESOLUTION-OF-DISMISSAL-WO-PREJUDICE-ADOPTED](#)
[24-10-29-MPB-Realty---Planning-Review-1](#)
[24-10-31---Review-1](#)
[470-Eagle--SWM-OM-06-2024](#)
[24-12-10-MPB-Realty---SPRAB-Report](#)
[2025-02-25-Township-Resubmission-Letter \(Rcd 3-6-2025\)](#)
[Rev-2-Combined \(Rcd 3-6-2025\)](#)
[S102199025SV0-24x36-Survey \(Rcd 3-6-2025\)](#)
[Transmittal---00013 \(Rcd 3-6-2025\)](#)
[2024-07-01---Affidavit-of-Ownership \(Rcd 3-6-2025\)](#)
[2024-12-11---Tax-Certification \(Rcd 3-6-2025\)](#)
[2025-01-10---Required-Regulatory-Approval-List \(Rcd 3-6-2025\)](#)
[2025-02-Drainage-Statement---Signed \(Rcd 3-6-2025\)](#)
[2025-02-Tree-Removal-Report \(Rcd 3-6-2025\)](#)

[2025-02-West-Orange---EIS-Signed \(Rcd 3-6-2025\)](#)
[2025-02-03-Acoustical-Evaluation \(Rcd 3-6-2025\)](#)
[Noticing Documents \(rcd 3-10-2025\)](#)
[CME Review 2 \(Dated and Rcd 3-11-2025\)](#)
[MPB-Realty---Planning-Review-2 \(Dated & Rcd 3-17-2025\)](#)
[Ltr-From-Hudson-Essex-Passaic-Soil-Conservation-District-re-MPB-Realty-Popeyes-
and-IHOP-Restaurant-Dated-3-5-2025---Rcd-5-2-2025](#)

H.) ADJOURNMENT

**** THE NEXT REGULAR ZONING BOARD MEETING WILL BE
THURSDAY, AUGUST 21, 2025, AT 8:00 PM.****